



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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Established 1862

www.morrismarshall.co.uk



The Granary, Corris, Nr Machynlleth, SY20 9RJ

- Substantial semi-detached village house • 4 Bedrooms • Car Parking; Limited garden area • Open aspect; No Chain; • Internal Inspection Recommended • EPC = F33 •



£220,000

Machynlleth Office 01654 702 472 machynlleth@morrismarshall.co.uk

General Remarks & Situation Corris is a small village set away from the main A487 Machynlleth - Dolgellau mountain road hence making the village a quiet setting. The property has recently undergone a thorough refurbishment scheme and offers a large semi-detached village house which offers excellent potential as one family home or very easily it could be split into 2 apartments, one to the ground floor and the other to the first floor and second floor. Corris is found on the fringe of the noted Snowdonia National Park and is only 6 miles from Machynlleth.

Accommodation

Ground Floor

Lounge & Dining Area 21'3" x 16'(max) (6.48m x 4.88m (max)) Half glazed entrance door. Bow window. 2 Storage heaters. Exposed beamed ceiling. Wide opening to: -



Kitchen 9'6" x 7'10" (2.90m x 2.39m) Quality range of light oak wall & base units to 2 walls, with brushed chrome handles. Granite effect work surfaces with tiled surround. Single drainer stainless steel sink unit with mixer tap. Range of fitted appliances to include ceramic hob, double oven & cooker hood. Built-in fridge, automatic washing machine and dishwasher. Ceramic tiled floor.

Side Hall External door. Storage heater. Stairs off.

Bedroom (1) 10'2" x 10'1"(average) (3.10m x 3.07m (average)) Storage heater.



Bedroom (2) 10'8" x 10'8"(Average) (3.25m x 3.25m (Average)) Storage heater. Built-in closet.

Bathroom Suite of low level WC. Panelled bath with electric shower over. Tiled surround. Glazed shower screen. Ceramic tiled floor. Chrome towel rail. Mirrored cabinet & shaver point. Electric fan.

Rear Porch

First Floor

Hall Side access. Meter Cupboard. Stairs off.

Open plan Kitchen & Dining Area Ceramic tiled floor to kitchen area and exposed floorboards to dining Area. Spiral staircase leading off. Storage heater. Range of oak fronted wall & base cupboards to 3 walls. Wide work surfaces and tiled surrounds. Fitted appliances to include 4 ring ceramic hob, cooker hood, integrated dishwasher and fridge. 2 Windows. Built-in closet.



Bedroom (3) 14'6" x 10'(max) (4.42m x 3.05m (max)) Storage heater. Exposed beamed ceiling.

Second Floor

Lounge 21'5" x 12'10" (6.53m x 3.91m) Cast iron wood burner. Velux roof light. 2 Windows. Storage heater. Exposed purlins.



Bedroom (4) 12'2" x 11'6" (3.71m x 3.51m) Storage heater. Velux roof light.



Bathroom Suite of free standing bath with central mixer handset. Pedestal wash basin. Low level WC. Chrome heated towel rail. Airing cupboard. Mirror and shaver light. Large closet giving access to Kitchen and Dining area.

Outside Slate paved seating and parking area to the front with limited amenity area at rear.

Tenure Freehold with Vacant Possession upon Completion of Purchase.

Services Mains water, electric and drainage. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council tax band 'C' (Vendor to advise)

Energy Performance Certificate Energy Performance Certificate

A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/0359-2833-6358-9991-2475>

Viewing By arrangement with the selling agents Machynlleth office on - 01654 702472

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Money Laundering Regulations On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017).

Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Mortgage Services:

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Directions Leave Machynlleth in the Aberdyfi direction. After passing over the Dyfi Bridge turn right and follow the road for 6 miles to Corris. At the Braich Goch Inn turn right into the village. Pass the Slaters Arms and the property is on the left after 150 yards.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

MMP Survey Department If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase. We are able to undertake RICS Home Buyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

For further survey information contact - Robert Thomas
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Ref: Machynlleth Office: Tel: 01654 702472

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